

# \$199,999 - 6116 50 Avenue, Drayton Valley

MLS® #E4407839

**\$199,999**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

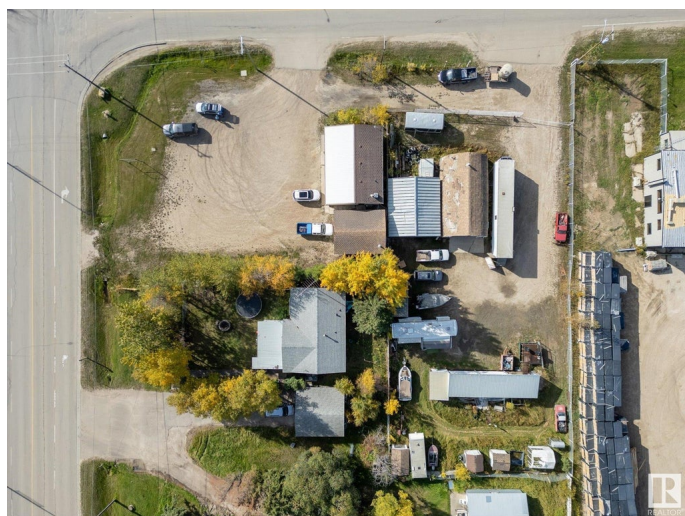
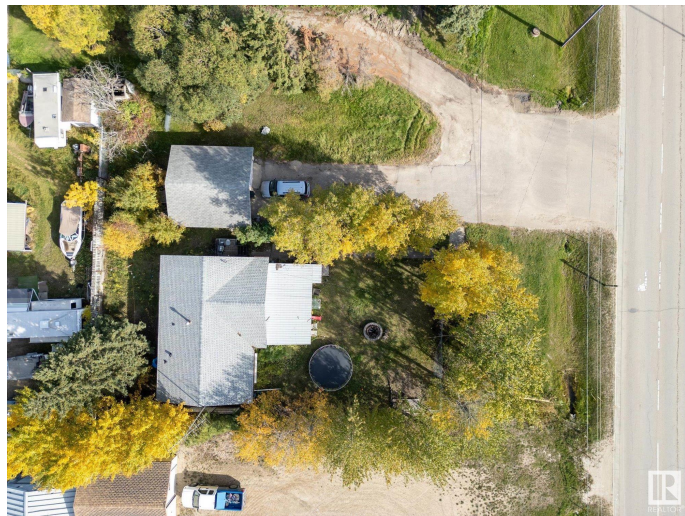
Drayton Valley, Drayton Valley, AB

Here is a HUGE (1245 square meters)  
commercial development lot in Drayton Valley.

This is one of three adjoining lots available as a commercial land assembly. Currently, this property has an older bungalow & garage which are rented to good long term tenants. The owners have been notified that once the home reaches the end of its lifespan, any future development on this property must be a commercial development. Zoned as "C-Gen", or Commercial District, General, offers a variety of redevelopment options, especially if paired with the 2 adjoining lots making a GIANT 4000+ square meter (just over 1 acre) corner lot. Ideally located for a commercial development being on 50th avenue, just off HWY 22, and a block away from Power Center BLVD. This property, especially when combined with the 2 adjoining lots, offers great exposure and huge potential. Or it would make a good, cash-flowing rental property for a savvy investor.

## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4407839        |
| Price     | \$199,999       |
| Bathrooms | 0.00            |
| Acres     | 0.00            |
| Type      | Land Commercial |



Status Active

### Community Information

Address 6116 50 Avenue  
Area Drayton Valley  
Subdivision Drayton Valley  
City Drayton Valley  
County ALBERTA  
Province AB  
Postal Code T7A 1J4

### Additional Information

Date Listed September 25th, 2024  
Days on Market 199  
Zoning Zone 90

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 12th, 2025 at 3:32am MDT